

**ZONING REVIEW SHEET****CASE:** C14-2007-0207**P.C. DATE:** January 29, 2008  
February 12, 2008**ADDRESS:** 2700 West Anderson Lane**OWNER:** Lamy-Anderson Lane, Ltd. (Joe Lamy)**AGENT:** Drenner & Golden Stuart  
Wolff, LLP. (Michele Rogerson)**REZONING FROM:** GR (Community commercial)**TO:** GR-V (Community commercial –vertical mixed use building) combining district**AREA:** 11.994 Acres**SUMMARY PLANNING COMMISISON RECOMMENDATION:***Pending – To be reviewed February 12, 2008.***SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of GR-V combining district with conditions. The property shall be subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings) as follows:

1. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (Dimensional and Parking Requirements);
2. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (Dimensional and Parking Requirements); and
3. Ten percent of residential units in a vertical mixed use building shall be reserved for rental by households earning no more than 80 percent of the Annual Median Family Income.

The rezoning shall allow the implementation of Vertical Mixed Use (VMU) options on the subject property. The recommendation is based on the following considerations:

- 1.) Implementation of VMU at this site will be compatible with existing land uses surrounding the subject property;
- 2.) The underlying land use and zoning classification shall be retained; and
- 3.) Proposed changes will allow for implementation of VMU on the site to spur redevelopment options offered by VMU.

**DEPARTMENT COMMENTS:**

The subject property consists of an 11.994 acre site zoned GR fronting Anderson Lane developed with an existing shopping center. Access to the property is via Anderson Lane. Land uses on the site include commercial and retail uses. The applicant proposes redeveloping the site for residential, retail, offices, gymnasium, and theater. This site lies within a future Core Transit Corridor.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-MU-CO-NP	Automobile care center and specialty retail
<i>North</i>	LO-NP	Offices
<i>South</i>	LI-CO-NP	Warehouses
<i>East</i>	CS-MU-CO-NP	Undeveloped land / retail / offices
<i>West</i>	LO-NP	Hair studio / office

**NEIGHBORHOOD PLAN AREA:**

North Shoal Creek

**TIA:** N/A (See Transportation comments)**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

793--Greater Northcross Area  
 3--Allandale Neighborhood Association  
 126--North Shoal Creek Neighborhood Assn.  
 283--North Austin Neighborhood Alliance  
 511--Austin Neighborhoods Council  
 742--Austin Independent School District  
 769--5702 Wynona Neighbors  
 786--Home Builders Association of Greater Austin  
 1037--Homeless Neighborhood Organization

**SCHOOLS:**

Austin Independent School District

- Pillow Elementary School
- Burnet Middle School
- Anderson High School

**CASE HISTORIES:** N/A**RELATED CASES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-87-111	GR to CS-1	8/04/87: APVD CS-1 W/CONDS (7-0)	8/27/87: APVD CS-1 (7-0); 1ST RDG  10/15/87: APVD CS-1; 2ND/3RD RDGS
C14-07-0020	GR to GR-MU	05/01/07: APVD staff rec of GR-MU-CO by consent (8-0)	06/07/07: Apvd Ord 20070607- 078 for GR-MU-CO (7-0); all 3 rdgs

**ABUTTING STREETS:**

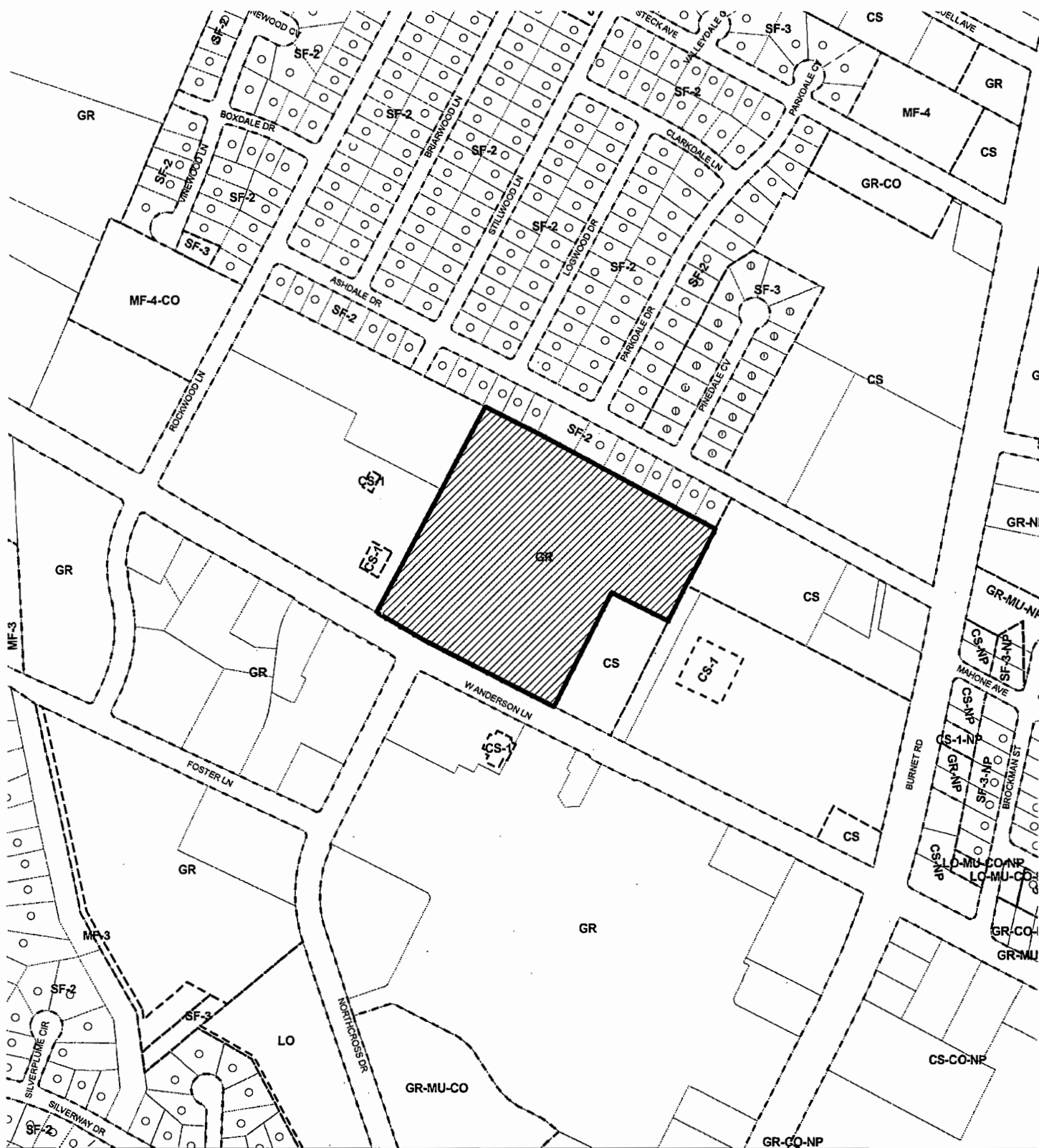
<b><u>Name</u></b>	<b><u>ROW</u></b>	<b><u>Pavement</u></b>	<b><u>Classification</u></b>	<b><u>Daily Traffic</u></b>
W. Anderson Lane	90'	60'	Divided Major Arterial (4-lanes)	27,830 (7-27-05)

**CITY COUNCIL DATE:**

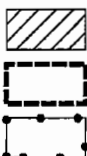
February 14, 2008

February 28, 2008

**ACTION:**Postponement request to February 28,  
2008**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)



# ZONING



Subject Tract

Zoning Boundary

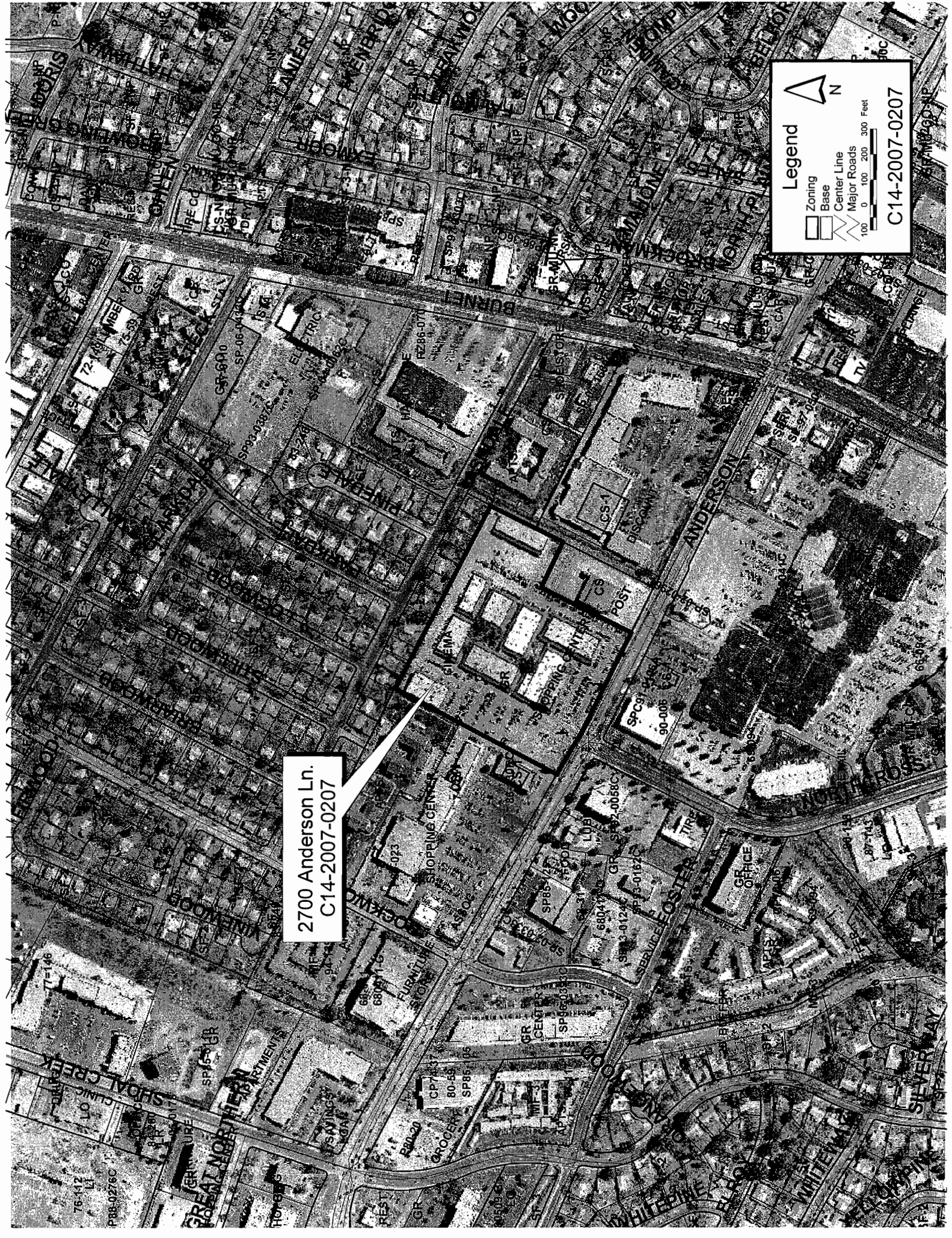
Pending Cases

ZONING CASE#: C14-2007-0207  
 ADDRESS: 2700 W ANDERSON LANE  
 SUBJECT AREA: 11.994 ACRES  
 GRID: J30  
 MANAGER: J. ROUSSELIN



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



2700 Anderson Ln.  
C14-2007-0207

**Legend**

- Zoning
- Base
- Center Line
- Major Roads

100 0 100 200 300 Feet

**C14-2007-0207**





## STAFF RECOMMENDATION

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## BASIS FOR RECOMMENDATION

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The requested VMU determination will encourage mixed uses on the site by implementing VMU standards and encouraging a diversification of land uses.

- 2. The proposed zoning should promote consistency and orderly planning.*

The property is currently zoned GR. The proposed change will not modify the base zoning classification nor will it alter established land uses. Commercial and retail uses already exist in the area which is conducive to spur redevelopment of this site for VMU application.

## EXISTING CONDITIONS

### Site Characteristics

The subject property consists of an 11.994 acre site zoned GR fronting Anderson Lane developed with an existing shopping center. Access to the property is via Anderson Lane. Land uses on the site include commercial and retail uses. The applicant proposes redeveloping the site for residential, retail, offices, gymnasium, and theater. This site lies within a future Core Transit Corridor.

### Transportation

1. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for W. Anderson Lane. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for W. Anderson Lane according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]
  - a.) The AMATP shows a future need for a 6-lane, divided major arterial roadway for 2025 traffic conditions within 140 feet of right-of-way.

2. The traffic impact analysis for this site was waived for the early VMU opt in/out zoning application. However, a TIA will be required for the site plan application process.
  - a.) Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on the review of the TIA and as a condition of site plan approval.
3. The trip generation under the requested zoning is estimated to be 13,185 trips per day, assuming that the site develops under the proposed VMU concept development plan: 88, 245 sq.ft. retail use, 98,600 sq.ft. office use, a 27, 320 sq.ft. health/fitness club, a 6-screen movie theater with matinee, and 410 dwelling units for apartment use.
  - a.) The property is currently developed with a shopping center consisting of 131, 200 sq.ft. of retail and restaurant uses, and a 13, 959 sq.ft. movie theater with matinee.
4. There are existing sidewalks along both sides of W. Anderson Lane.
5. Capital Metro bus service is available along W. Anderson Lane with the #5 Woodrow Local, #151 Allandale Shuttle, #325 Ohlen Crosstown, #339 Walnut Creek/Koenig Crosstown, and #350 Airport Blvd. Crosstown.

### **Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time the site is developed, therefore there are no known significant environmental features on the site.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Water and Wastewater**

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the



City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water wastewater utility tap permit.

### **Site Plan and Compatibility**

1. The site is subject to compatibility standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. This lot has SF-2 lots located along the north edge of the property.
2. Upon redevelopment of the site, the following standards apply along the *north* property line:
  - No structure may be built within 25' feet of the property line.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - Additional design regulations will be enforced at the time a site plan is submitted.
3. Upon redevelopment of the site, this site will be subject to Subchapter E: Design Standards and Mixed Use.

Elizabeth R. (Betsy) Todd  
8610 Millway Drive  
Austin, TX 78757

**RECEIVED**

**JAN 28 2008**

January 28, 2008

**Neighborhood Planning & Zoning**

Mr. Dave Sullivan, Chair  
Austin Planning Commission  
City of Austin  
P.O. Box 1088  
Austin, TX 78767

RE: Case No. C14-2007-0207; The Village, Request for VMU designation

Dear Mr. Sullivan:

As Co-Chair of the Development Committee of the North Shoal Creek Neighborhood Association, I have been delegated with authority to represent our Board of Directors with regards to this matter. We have been in discussions with the Lamy Group and its representatives concerning the application for rezoning of the property located at 2700 W. Anderson Lane, now known as The Village Shopping Center, which is located within the boundaries of our neighborhood. The Lamy Group's application for rezoning that would include this property in the VMU overlay is currently scheduled for consideration on the Planning Commission's agenda for tomorrow, January 29, 2008. We have reached agreement with the Lamy Group for a postponement of that consideration for two weeks, *i.e.*, until February 12, 2008. It is my understanding that a representative for the Lamy Group will notify you of its concurrence in this agreement.

Thank you for your attention to this matter. Should you have any questions, I can be reached at (512) 750-0465.

Sincerely,

Elizabeth R. (Betsy) Todd  
Co-Chair, Development Committee  
North Shoal Creek Neighborhood Association

cc: Michele Rogerson, Drener & Golden  
Board of Directors, NSCNA  
Jorge Rousselin, City of Austin